

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Ground Floor

Approx. 74.2 sq. metres (798.9 sq. feet)



Total area: approx. 74.2 sq. metres (798.9 sq. feet)
 For illustration purposes only - not to scale



33 Norman Close, Battle, East Sussex TN33 0BD

£335,000 freehold

A conveniently situated semi-detached two bedroom bungalow that occupies a convenient cul-de-sac location within just a short walk of the High Street and mainline station with off-road parking, a single garage and a patio garden.

Semi-Detached Bungalow

2 Bedrooms

Garage and Parking

Wall Enclosed Courtyard Garden

Description

This conveniently situated two bedroom semi detached bungalow presents brick elevations below a tiled roof with the benefit of double glazing and gas central heating. The accommodation is arranged around a large reception hall with an archway through to a double aspect living room that opens out onto the courtyard garden. The kitchen is fitted with a good range of units with a door to outside and both bedrooms are of good proportions with a separate shower room. The property enjoys attractive gardens with established borders that provide a good deal of privacy. There is also a long driveway and single garage.

Directions

From our office in the High Street, travel south to the roundabout and take the first exit into Marley Lane. Turn left before the level crossing into Norman Close where the property will be found on the right hand side.
What3Words: ///quail.fewer.scoop

THE ACCOMMODATION

With approximate room dimensions, comprises

COVERED PORCH

With panel and glazed door to

ENTRANCE PORCH

4' 4" x 4' 1" (1.32m x 1.24m) With further glazed door into

INNER HALLWAY

15' 0" x 7' 5" (4.57m x 2.26m) max, with window to side and cupboard housing gas fired boiler, archway through to

LIVING ROOM

15' 10" x 12' 3" (4.83m x 3.73m) A double aspect room with glazed door to patio and garden, electric feature fire.

KITCHEN

9' 5" x 9' 4" (2.87m x 2.84m) With window to front and door to outside, fitted with a range of base and wall mounted kitchen cabinets with space and plumbing for appliances, integrated dishwasher and fitted low level oven. There is an area of working surface incorporating a four burner gas hob and one and a half bowl stainless steel sink with mixer tap and drainer.

NB. The vendors will be happy to leave the washing machine, tumble dryer, fridge/freezer and book shelves if a purchaser would like them left.

REAR HALL

With storage cupboard.

SHOWER ROOM

6' 1" x 5' 4" (1.85m x 1.63m) plus 5' 6" x 2' 7" (1.68m x 0.79m) with windows to side, part tiled and fitted with a corner shower with glazed screen, pedestal wash hand basin, low level wc.

BEDROOM

10' 4" x 8' 5" (3.15m x 2.57m) With window to side, storage cupboard.



BEDROOM

13' 7" x 10' 5" (4.14m x 3.17m) Having a dual aspect with a range of fitted bedroom furniture.

OUTSIDE

There is an area of block paved parking with a tarmac driveway that leads to the side and gives access to the garage. The front garden is laid to lawn with an established acer.

GARAGE

17' 1" x 9' 0" (5.21m x 2.74m) with up-and-over door.

REAR GARDEN

To the rear of the property is a wall enclosed courtyard with a gate that leads into a further area of patio with established borders, specimen trees and giving access to the rear of the garage.

COUNCIL TAX

Rother District Council
Band C - £2,336.76

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.